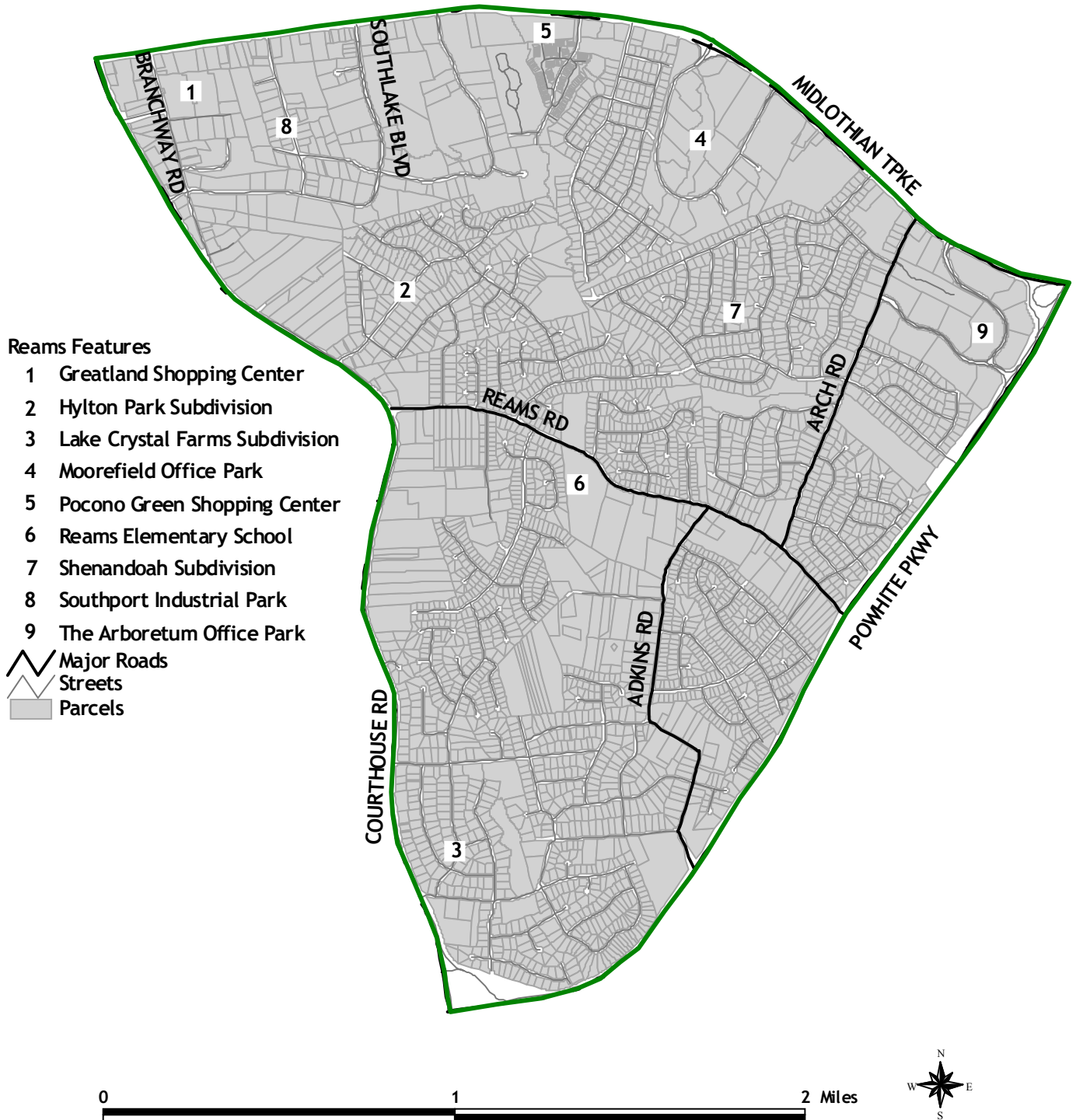


Reams



Reams Community Profile

(All data is for 2002 unless noted otherwise)

Strengths

- Religious, neighborhood and community organizations per capita

Challenges

- Fire calls for service per capita
- Group A crime incidents per capita
- Police calls for service per capita
- Residential code enforcement complaints per capita

Community Characteristics

- Many business licenses issued per capita
- Many home-based businesses per capita
- Older single-family houses
- Low overall rate of residential growth
- Low rate of population growth from 1990 to 2002 (slight population loss)
- Low percentage of population enrolled in Chesterfield County Public Schools
- Low resale single-family housing prices
- High residential density
- Low rate of single-family housing growth



The Arboretum Office Complex

Reams Community Summary

POPULATION	YEARS	MEASURE	REAMS	COUNTYWIDE
Population	2003	Persons	9,000	278,000
Average Annual Growth	1990-2003	% Increase	-.5%	2.2%
Projected Annual Growth	2003-2010	% Increase	0%	2.0%

HOUSING	YEARS	MEASURE	REAMS	COUNTYWIDE
Housing Density	2002	Units/Acre	1.27	.38
Owner Occupied Houses	2002	% of All Units	90%	91%
Renter Occupied Houses	2002	% of All Units	10%	9%
Median Age of Houses	2002	Years	26	19
Median House Size	2002	Square Feet	1,606	1,796
Single-Family Housing Turnover	2002	% of All Units	7%	8%
Housing Maintenance and Reinvestment	2002	\$ / Unit	\$191	\$230
Residential Code Complaints	2002	Per Capita	.013	.012
Single-Family Housing Growth	2002	% Increase	1%	3%
Multifamily Housing Growth	2002	% Increase	0%	6%
Overall Housing Growth	2002	% Increase	1%	3%
Housing Development Potential	2002	New Units	166	36,824
Approved Tentative Subdivisions	2002	Lots	14	9,376
Overall Single-Family Housing Prices	2002	\$ Median	\$120,000	\$149,000
New Single-Family Housing Prices	2002	\$ Median	\$139,670	\$197,000
Resale Single-Family Housing Prices	2002	\$ Median	\$115,000	\$135,000
New vs. Resale Housing Sales Prices	2002	New/ Resale	121%	146%
Annual Assessment Trends	1997-2002	% Increase	5.0%	5.2%
Assessment Trend	2001-2002	% Increase	13.2%	11.9%

HOUSING MIX	REAMS	REAMS	COUNTYWIDE
Total Housing Units	3,383	n/a	n/a
Single-Family Units	2,984	87%	82%
Mobile Homes	0	0%	2%
Multifamily Housing Units*	439	13%	16%
<i>Apartment Units</i>	357	11%	12%
<i>Condominiums</i>	0	0%	1%
<i>Townhouses</i>	82	2%	2%
<i>Duplexes</i>	0	0%	1%

* The number of multifamily housing units is the total of apartment units, condominiums, townhouses and duplexes.

Reams Community Summary

PUBLIC SAFETY	YEARS	MEASURE	REAMS	COUNTYWIDE
Police Calls For Service	2002	Per Capita	.588	.483
Group A Crime Incidents	2002	Per Capita	.081	.059
Violent Crime Incidents	2002	Per Capita	.011	.012
Property Crime Incidents	2002	Per Capita	.046	.028
Quality of Life Crime Incidents	2002	Per Capita	.020	.016
Persons on Probation	2002	Per Capita	.006	.006
EMS Calls For Service	2002	Per Capita	.059	.064
Fire Calls For Service	2002	Per Capita	.032	.027

PUBLIC SCHOOLS	YEARS	MEASURE	REAMS	COUNTYWIDE
Public School Enrollment	2002	% of Population	18%	19%

BUSINESSES	YEARS	MEASURE	REAMS	COUNTYWIDE
Business Licenses Issued	2002	Per Capita	.105	.051
Home-Based Businesses	2002	Per Capita	.037	.033

COMMUNITY LIFE	YEARS	MEASURE	REAMS	COUNTYWIDE
Organizations	2002	Per Capita	.0037	.0017



Reams Road Elementary School